AGENDA ITEM 1

PL 26-5325
Code Amendments – Accessory Dwelling Units

March 24, 2026

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BACKGROUND

- In 2016, state policymakers established statewide rules for ADUs to address the housing shortage.
- In 2017, City passed an ordinance establishing ADU standards with amendments in 2018 and 2019.
- Several bills passed since 2017 updating state ADU law.
- Housing Element certified by state in 2022 that included Program B5 to ensure compliance with state ADU law.
- City received letter from the Department of Housing and Community Development (HCD) in 2025 specifying parts of Temple City's ADU code that conflict with state ADU law.

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PROPOSED AMENDMENTS

Recommended Changes:

- Update Zoning Code to comply with state ADU law.
- Updates will retain maximum discretion with the goal of quality ADUs.

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DEFINTIONS

Modified Definitions

- ADU, JADU, & Multiple Dwellings

New Definitions

- Building Envelope, Building Footprint, Conversion ADU, High-Quality Transit Corridor, Major Transit Stop, May, Must & Will, Natural Person, Passageway, & Qualified Nonprofit Housing Corporation

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ADU REVIEW DEADLINES

- Streamlines review unless other portion of project requires a discretionary review.
- Must determine if application is complete or incomplete within 15 business days.
- Must approve or deny within 60 days.
- Appeal process for an incomplete application or denied project.

MAXIMUM ADUS

Single-Family

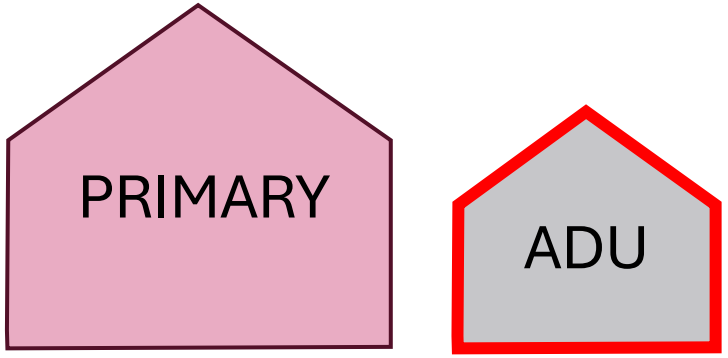
- 1 conversion ADU
- 1 JADU (within existing or proposed SFR)
- 1 detached ADU

Multi-Family

- 1 conversion ADU (or up to 25% of existing units)
- 2 to 8 detached ADUs (not to exceed existing number of units)

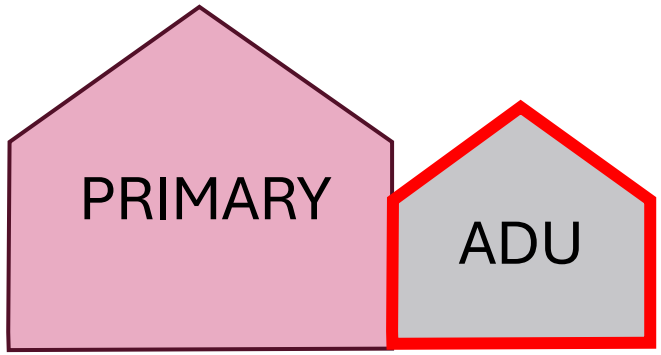
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SINGLE-FAMILY ADUS

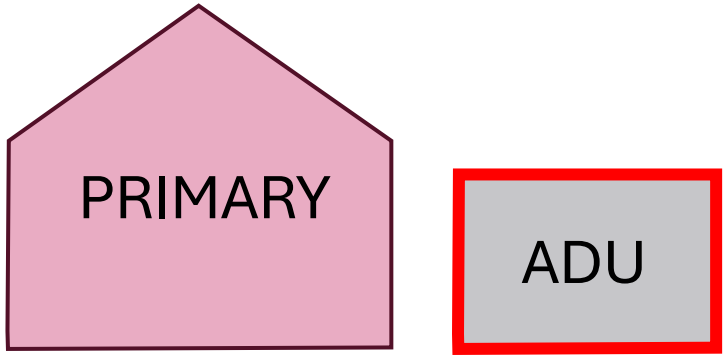


NEW DETACHED ADU

OR

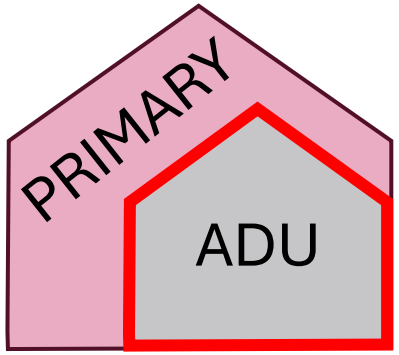


NEW ATTACHED ADU



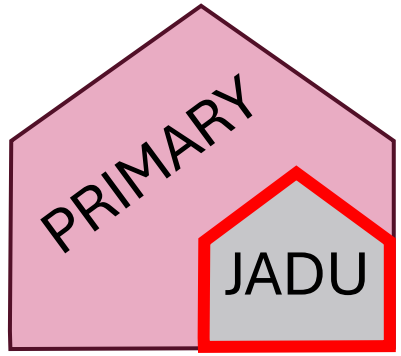
DETACHED CONVERSION

OR



ATTACHED CONVERSION

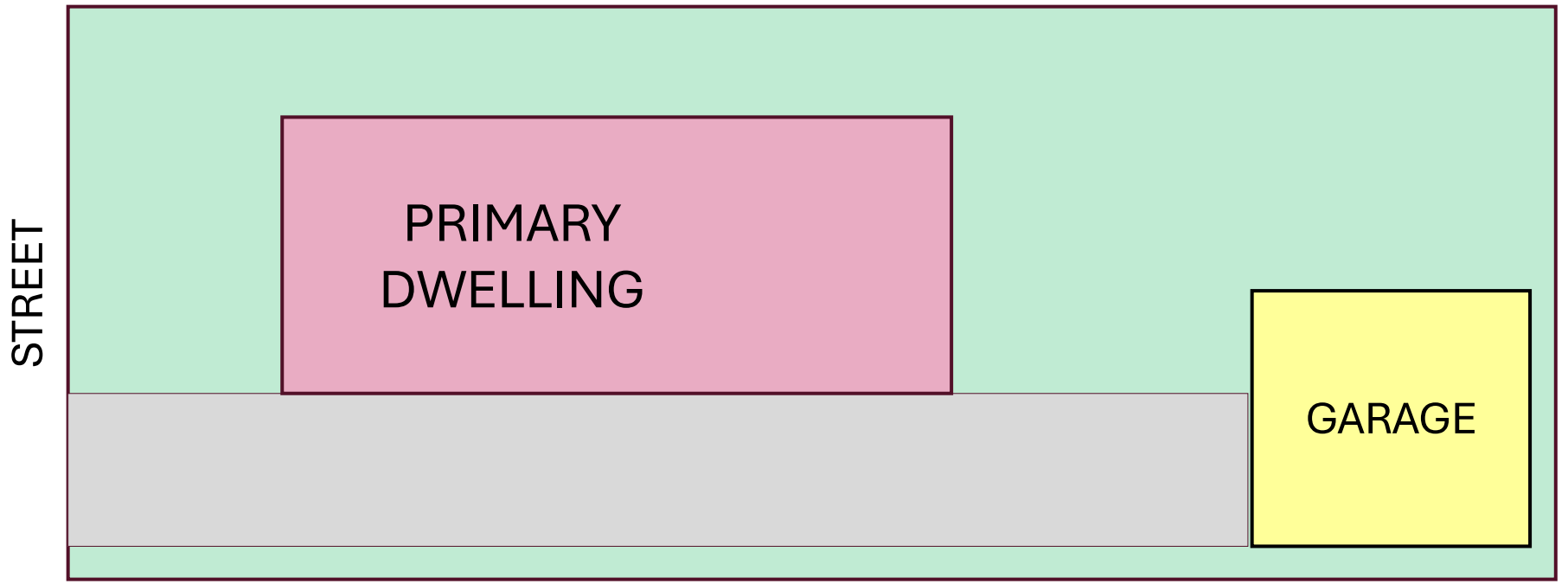
+



NEW JADU CONVERSION

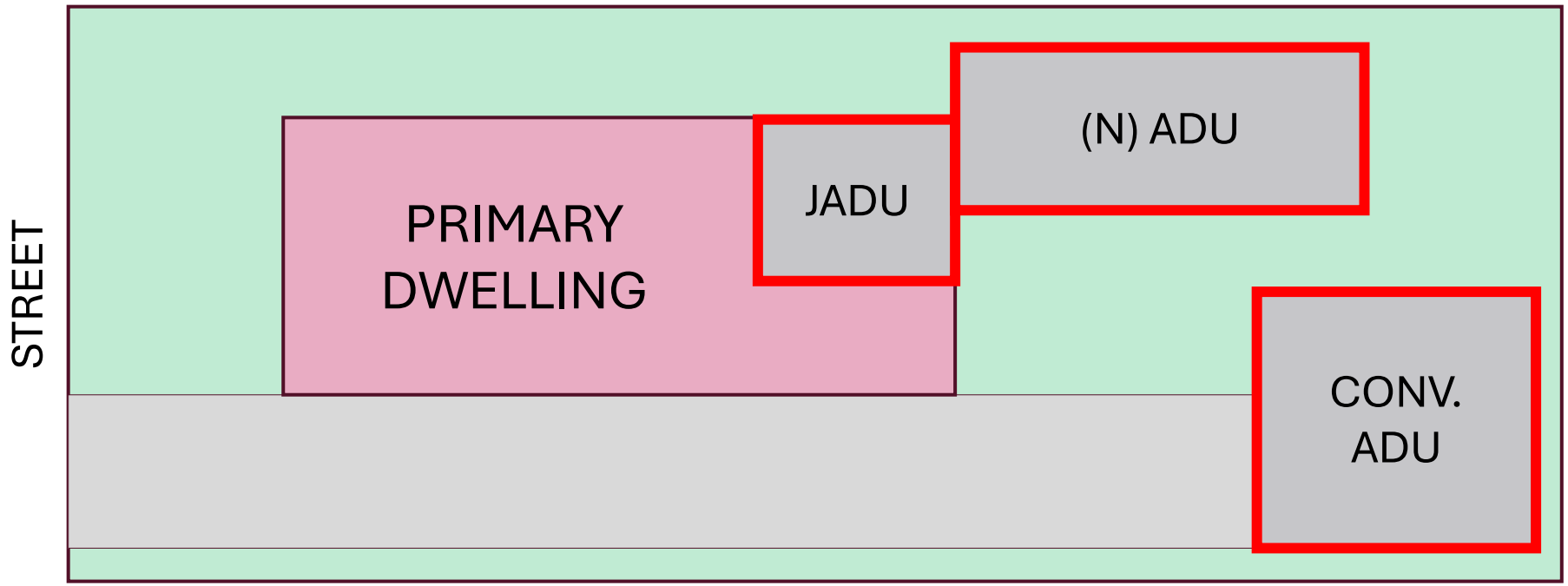
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SINGLE-FAMILY (WITHOUT ADUS)



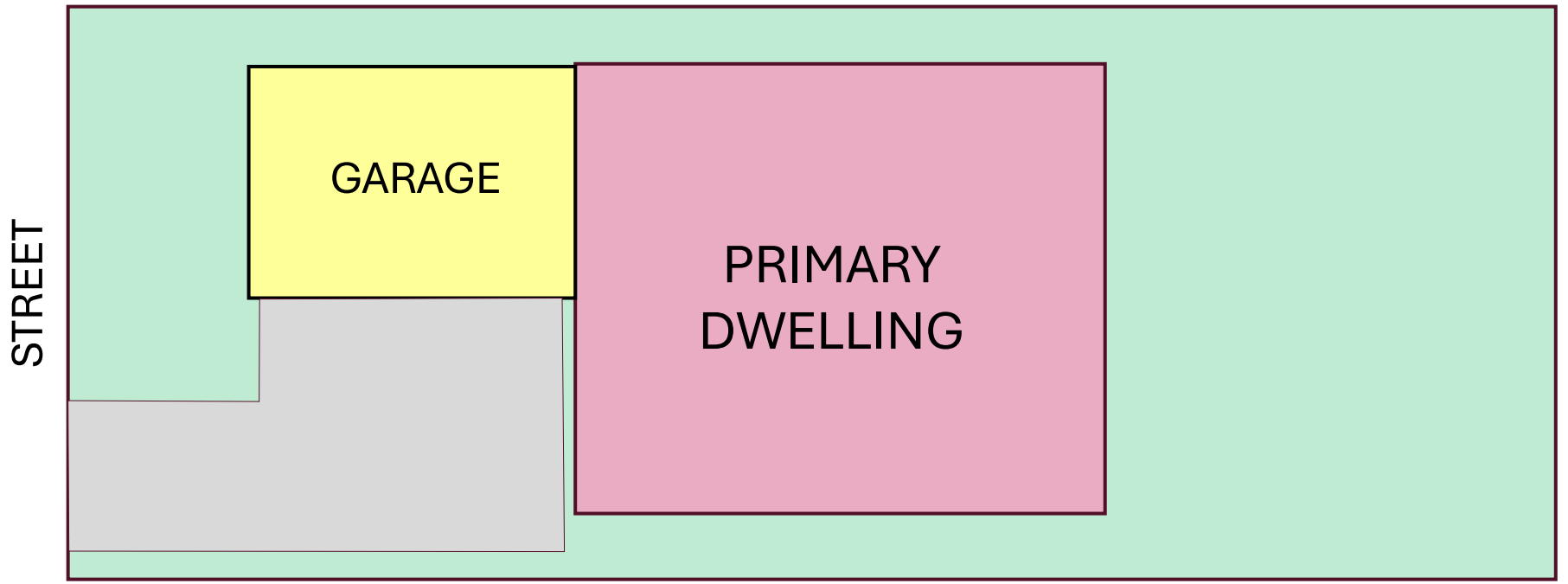
SCENARIO 1 – Primary dwelling & detached garage

SINGLE-FAMILY (WITH ADUS)



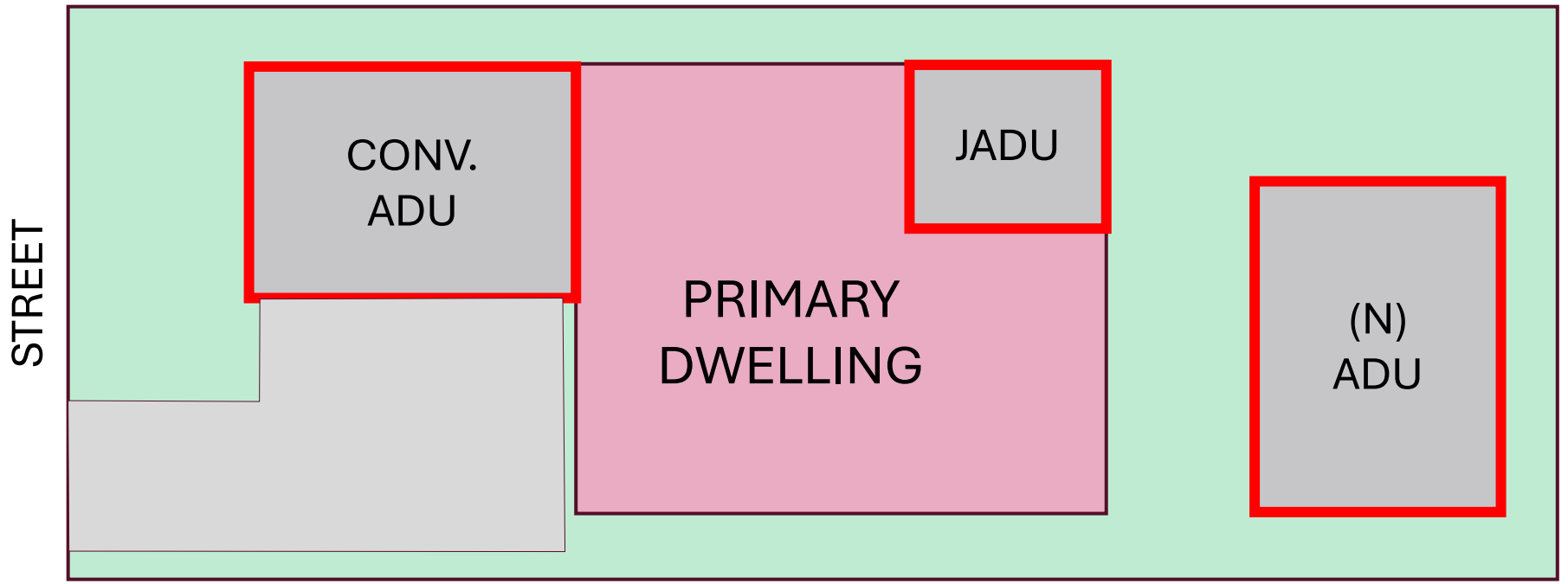
- Existing Primary Dwelling
- JADU
- Conversion ADU
- New Attached ADU

SINGLE-FAMILY (WITHOUT ADUS)



SCENARIO 2 – Attached garage in front of primary dwelling

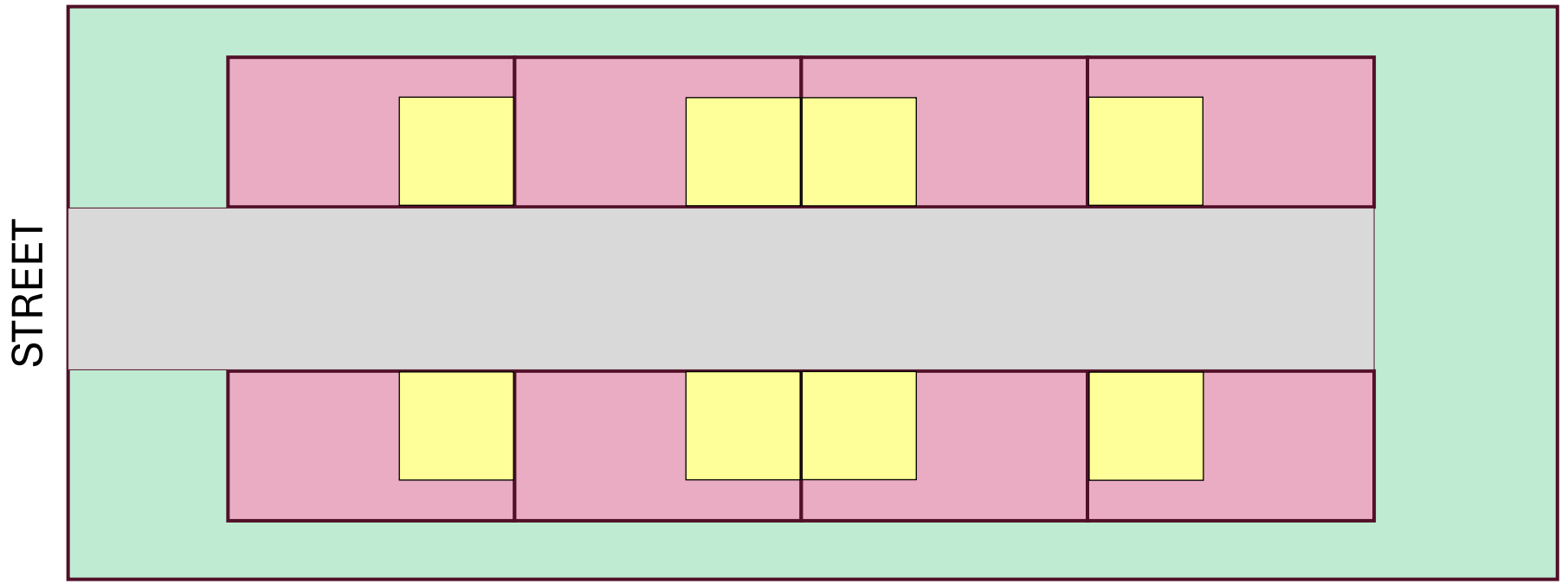
SINGLE-FAMILY (WITH ADUS)



- Conversion ADU
- Primary Dwelling
- JADU
- New Detached ADU

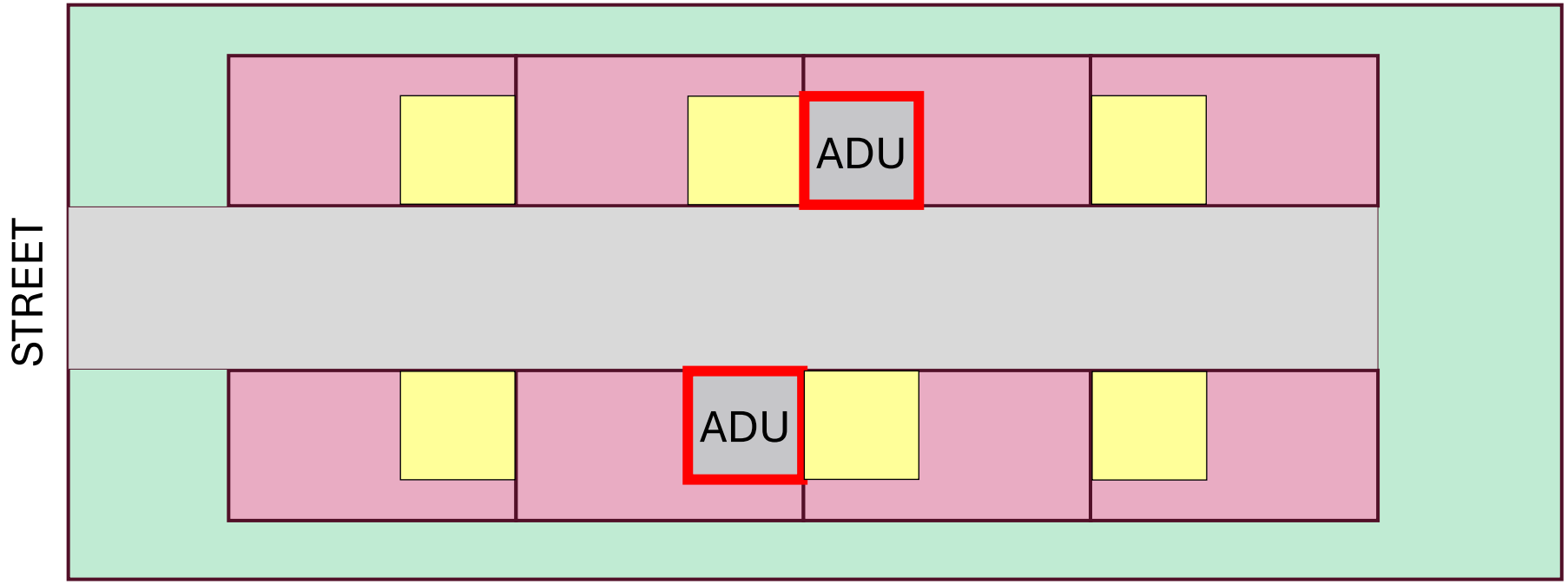
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MULTI-FAMILY (WITHOUT ADUS)



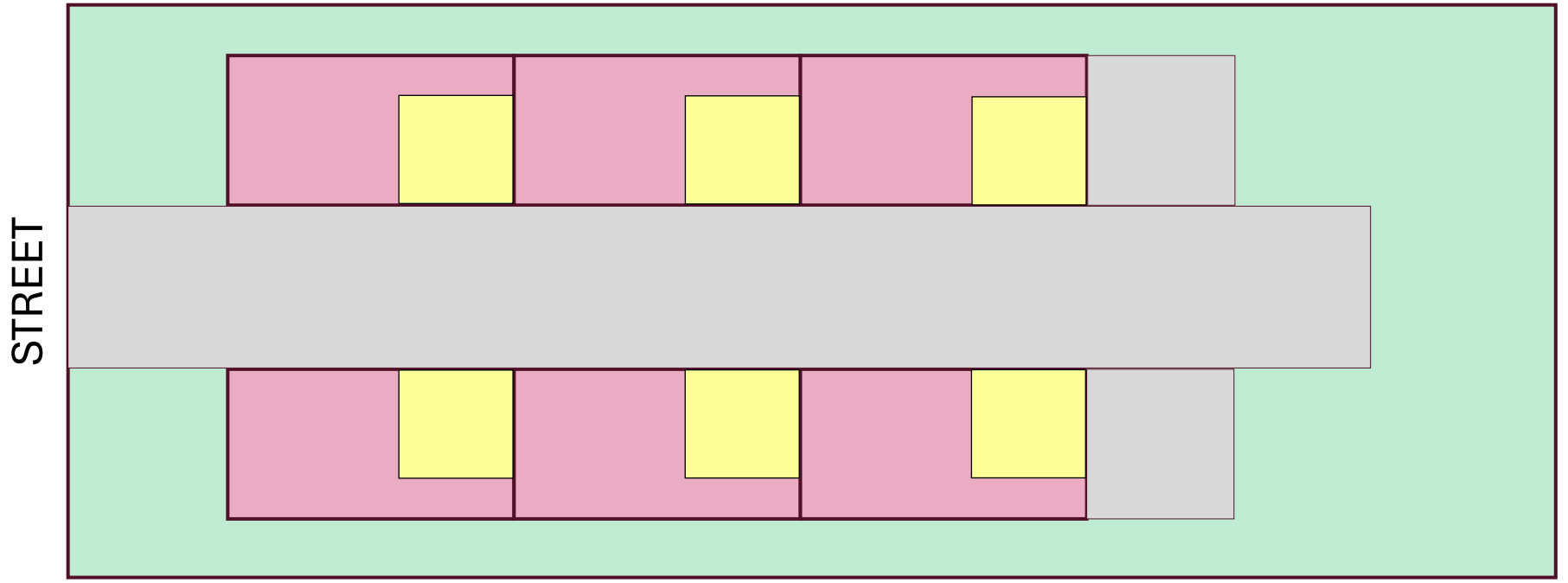
SCENARIO 3 - 8 attached units each with a 2-car garage

MULTI-FAMILY (WITH ADUS)



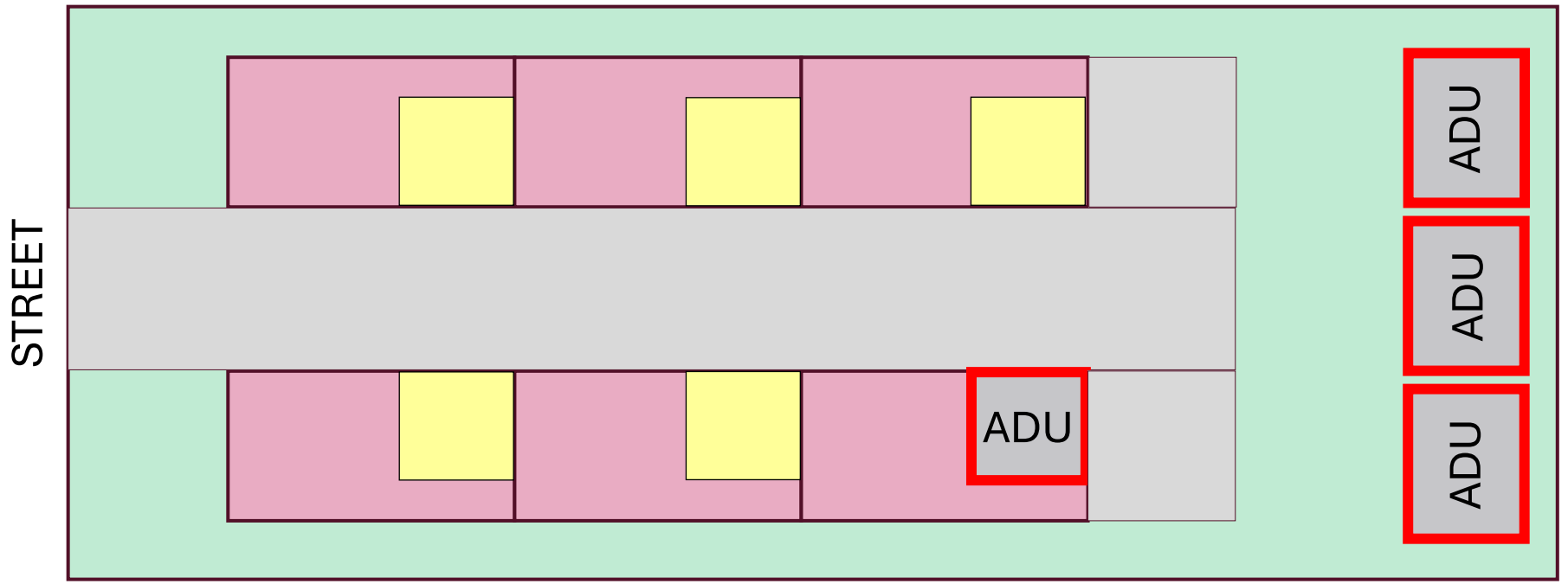
- Convert non-living areas to ADUs (up to 25% of units)

MULTI-FAMILY (WITHOUT ADUS)



SCENARIO 4 - 6 attached units each with a 2-car garage

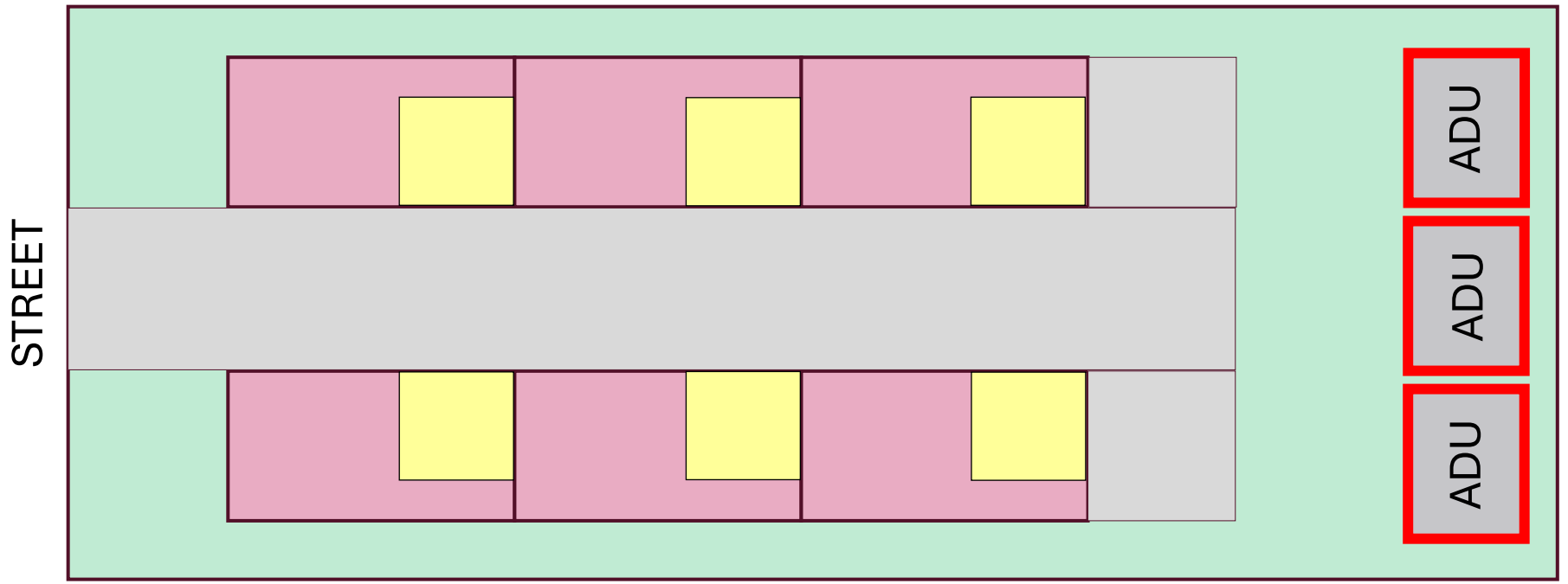
MULTI-FAMILY (WITH ADUS)



- Convert non-living area up to 25% of existing units
  - Up to 8 new detached ADUs
- Not to exceed number of existing units

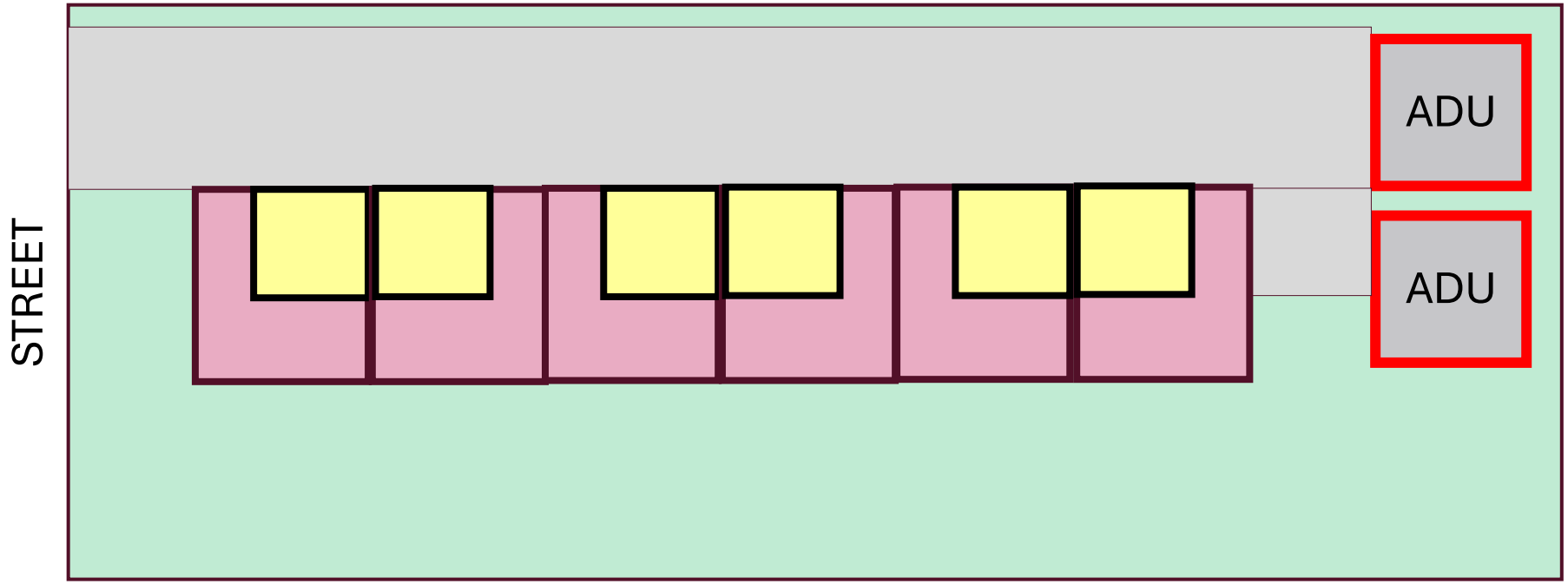
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MULTI-FAMILY (WITH ADUS)



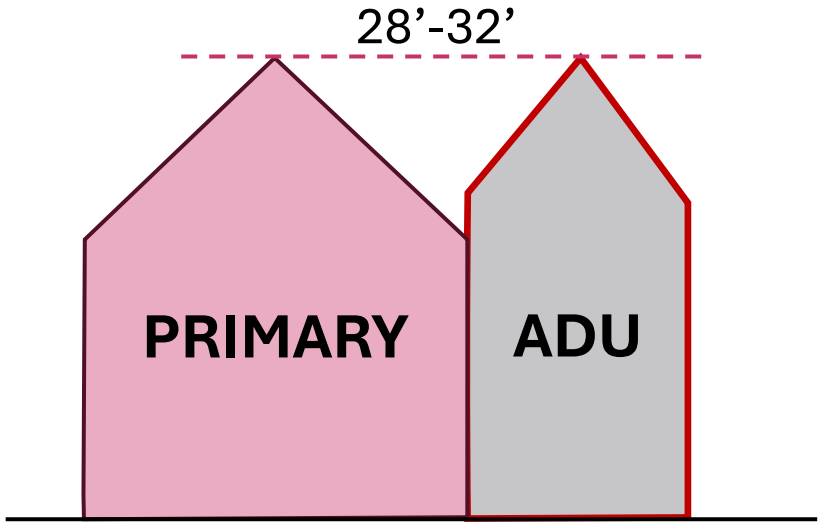
- Up to 8 new detached ADUs
- Not to exceed number of existing units

NEW MULTI-FAMILY WITH ADUS

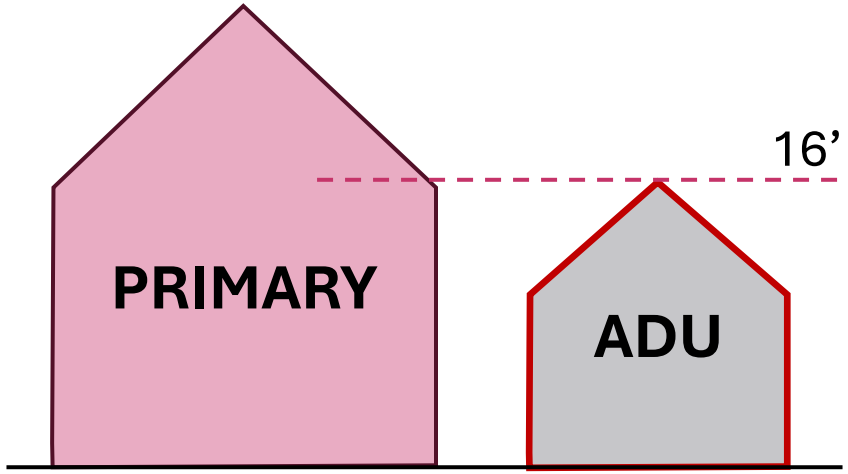


SCENARIO 5 – 6 new units each with a 2-car garage,
& 2 detached ADUs

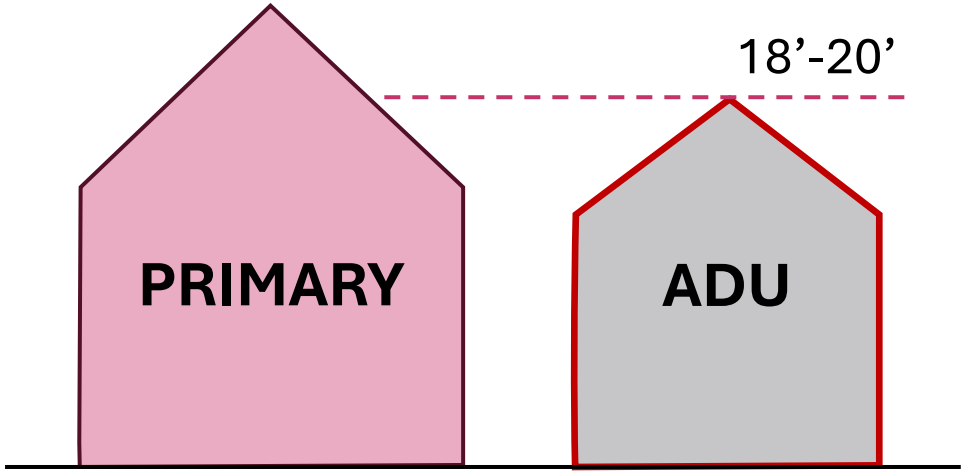
MAXIMUM HEIGHT



ATTACHED - Can match primary



DETACHED - 16 FT



18 FT (near high-quality transit)
Plus 2 FT roof pitch

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DEVELOPMENT STANDARDS

- Cannot require a development standard if it prevents an 800 SF ADU.
- Proposes that new paving comply with regular development standards.
- Removes size requirements based on number of bedrooms.

MISCELLANEOUS

- Owner occupancy for JADU.
- ADU on a historic property.
- ADU must be on a permanent foundation.
- ADU address assigned by addressing policy.
- Cannot require correction of nonconforming conditions.
- ADUs/JADUs limitations for certain SB 9 developments.

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FINDINGS

- Amendments are consistent with the General Plan and Specific Plans.
- Does not negatively impact public health, safety, or welfare.
- Aligns with other applicable provisions of the Code.
- Consistent with current state legislation.

ENVIRONMENTAL REVIEW

- Local ADU ordinances not subject to review under CEQA.
- No additional review since previously analyzed under EIR addendum for the 2021 Housing Element Update.
- Will not have direct or reasonably foreseeable indirect physical change to the environment.

PUBLIC COMMENT

- March 23, 2026, received letter from the California Housing Defense Fund (CalHDF) relating to the proposed changes to the City's ADU ordinance.

- Staff will review CalHDF's comments with the City Attorney's Office and Sagecrest.

RECOMMENDATION

- Open meeting to receive public comments.
- Close public comments, and discuss proposed ordinance.
- Continue item to May 12, 2026.

DISCUSSION

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